167.0	0004	0001.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,100 /	741,100
					USE VALUE:	741,100 /	741,100
					ASSESSED:	741,100 /	741,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEATTIE LOIS N/TRUSTEE
Owner 2:	LOIS N BEATTIE REVOCABLE TRUST
Owner 3:	
Street 1:	143 PARK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BEATTIE WALTER K--ETAL -
Owner 2:	BEATTIE LOIS N -
Street 1:	143 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Wood Shingle Exterior and 1866 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5719.000	347,000	700	393,400	741,100
Total Card	0.131	347,000	700	393,400	741,100
Total Parcel	0.131	347,000	700	393,400	741,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.16 | /Parcel: 397.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110631

GIS Ref

GIS Ref

Insp Date 05/17/18

!12931!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	347,000	700	5,719.	393,400	741,100		Year end	12/23/2021
2021	101	FV	336,700	700	5,719.	393,400	730,800		Year End Roll	12/10/2020
2020	101	FV	336,800	700	5,719.	393,400	730,900	730,900	Year End Roll	12/18/2019
2019	101	FV	268,500	700	5,719.	393,400	662,600	662,600	Year End Roll	1/3/2019
2018	101	FV	268,500	0	5,719.	348,400	616,900	616,900	Year End Roll	12/20/2017
2017	101	FV	268,500	0	5,719.	292,200	560,700	560,700	Year End Roll	1/3/2017
2016	101	FV	268,500	0	5,719.	292,200	560,700	560,700	Year End	1/4/2016
2015	101	FV	253,800	0	5,719.	252,900	506,700	506,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:49:43

LAST REV

Date	Time
06/12/18	15:41:23
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEATTIE WALTER	63051-35		12/12/2013	Convenience	1	No	No		
	20574-475		6/1/1990		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	110631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2004	1090	Re-Roof	11,300					
6/9/1993	248		15,000					ADD BATH/ROOM TO A

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Meas/Inspect	CC	Chris C
3/5/2009	Inspected	163	PATRIOT
10/27/2008	Meas/Inspect	189	PATRIOT
12/8/1999	Meas/Inspect	163	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5719		Sq. Ft.	Site		0	70.	0.98	8			Med. Tr	-5					393,392						393,400	

Total AC/HA:	0.13129	Total SF/SM:	5719	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,392	Spl Credit		Total:	393,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21270084
Const Adj.:	0.98598063
Adj $ / SQ:	161.419
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502836
Depreciation:	155879
Depreciated Total:	346957

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

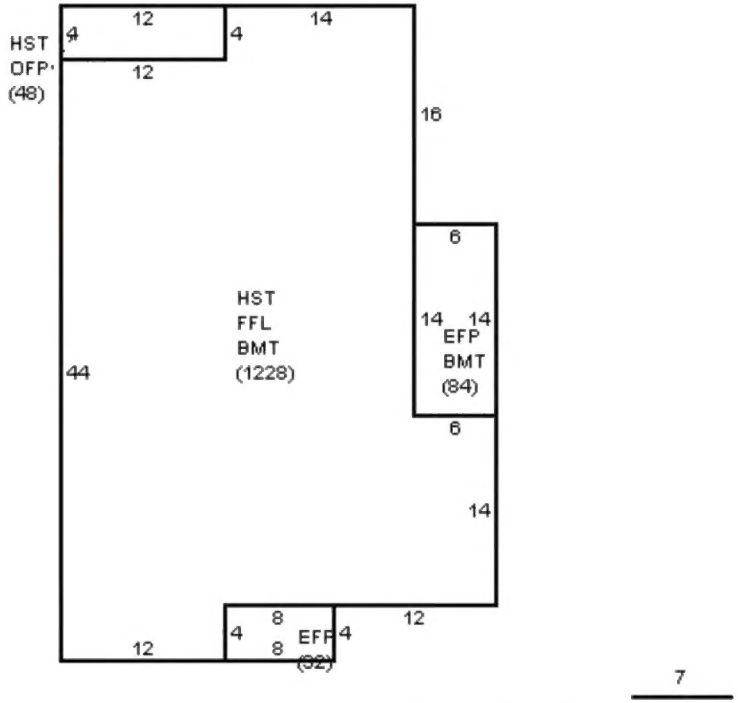
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.56
Special Features:	0	Val/Su Net:	103.83
Final Total:	347000	Val/Su SzAd	185.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,312	48.430	63,535
FFL	First Floor	1,228	161.420	198,223
HST	Half Story	638	161.420	102,986
EFP	Enclos Porch	116	49.980	5,798
OFP	Open Porch	48	43.380	2,082

Net Sketched Area:	3,342			Total:	372,624
Size Ad	1866	Gross Area	3980	FinArea	1866

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

167.0-0004-0001.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700